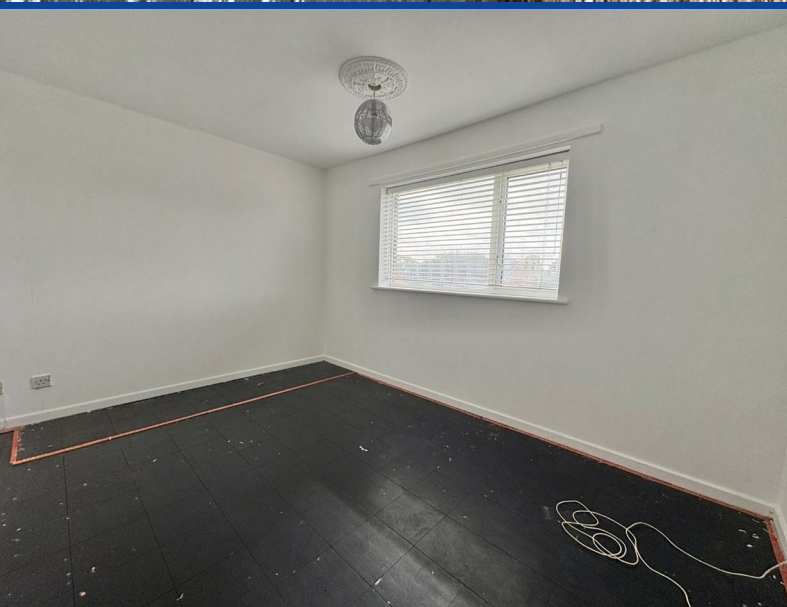




Burnhope Close, DL15 9PX
2 Bed - Flat
Starting Bid £27,000

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* NO FORWARD CHAIN *

For sale by modern auction, guide price £27,000 plus reservation fee.

Robinsons are delighted to offer to the sales market this two bedroom first floor flat with rear garden located in a pleasant cul-de-sac in Crook, within close proximity to the town centre and bus links. The property is in need a modernisation and this has been reflected in the competitive asking price.

The internal accommodation comprises; ground floor entrance with staircase leading to the accommodation. Spacious reception room with space for seating and dining furniture. Kitchen with space for appliances, two well-proportioned bedrooms and a bathroom.

Outside there is a garden to the rear which is mainly laid to lawn and has ample space for garden shed, bin storage and space for other purposes to enjoy the warmer months, including drying washing.

Burnhope Close is a pleasant residential cul-de-sac and is within close proximity of Crook town centre which has a wide range of shopping amenities and healthcare facilities. The property is also within strolling distance of a bus stop.

Contact Robinsons for further information and to arrange an internal viewing.

Agent Notes

Council Tax: Durham County Council, Band A - Approx. £1748 p.a

Tenure: Leasehold 46 years remaining as of 2026

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - none

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Ducted air heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – No

Probate – complete

Rights & Easements – None known, check with seller

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – check with seller

Planning Permission – Nothing in the local area . Check with seller.

Accessibility/Adaptations – any alterations or conversions etc.

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

Modern Auction

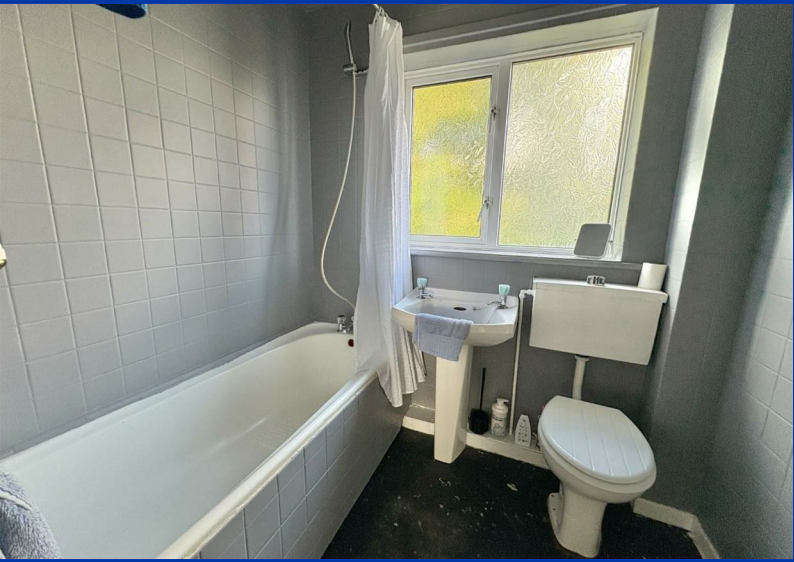
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.



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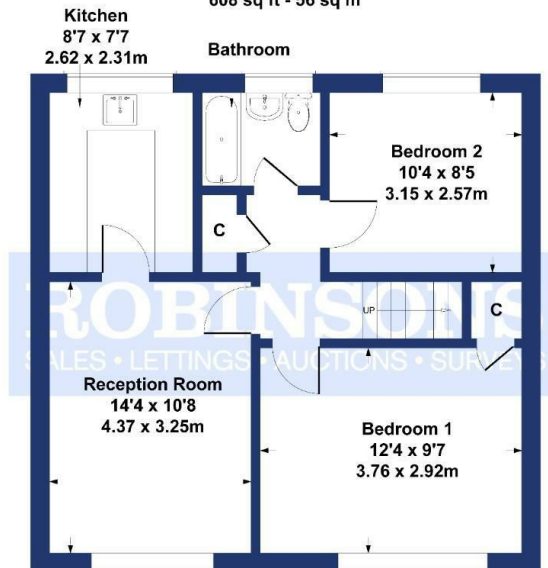
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Burnhope Close Crook

Approximate Gross Internal Area
608 sq ft - 56 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

DURHAM

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T: 0191 383 9994 (option1) (Lettings)

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WYNYARD

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E: info@robinsonswynyrd.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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